

## **S U M M A R Y**

**FILE NO.** 2218

**Thomas Guide Map No.** 506

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**Board Meeting:** 12/08/05

**ENTITY** City of Kirkland

**ACTION** Petition for Land Annexation

**TITLE** Morning Star Annexation

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<b>Location</b>	The annexation area is on the western border of the City of Kirkland. The northern boundary of the annexation area is generally formed by NE 128 <sup>th</sup> Street (if extended). The western boundary is generally formed by 90 <sup>th</sup> Avenue NE (if extended). The eastern boundary and the southern boundary of the annexation area are contiguous to the City of Kirkland.
<b>Land Area</b>	7.46 acres (8 parcels)
<b>Land Use</b>	Residential Use
<b>Population</b>	Approximately 17 persons
<b>Assessed Valuation</b>	\$4,482,000.
<b>County Comprehensive Plan Designation</b>	Urban Residential Use (Medium-Density)
<b>County Zoning</b>	R-6 (6 dwelling units per acre)
<b>City Comprehensive Plan</b>	<u>Pre-designation:</u> Single Family Use
<b>City Zoning</b>	<u>Pre-zoning:</u> Residential Use (RSX 7.2 1 dwelling 7,200 square fee);
<b>District Comprehensive Plan</b>	Not applicable
<b>District Franchise</b>	Not applicable
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Kirkland Comprehensive Plan.
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s):** Jane Hague

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Not Applicable

**Fire Districts:** Kirkland Fire Department; King County Fire District No. 41

**Water Districts:** Northshore Utility District

**Sewer Districts:** Northshore Utility District

**School District:** Lake Washington School District No. 414

## **SUMMARY (File No. 2218)**

The City of Kirkland proposes the annexation of 7.46 acres known as the Morning Star Annexation. The Morning Star Annexation site consists of territory generally located adjacent to the western border of Kirkland. The Annexation Area includes residential uses (seven single-family homes and one vacant parcel).

Property owners proposed annexation in order to participate in the local government process, to have properties administered under City of Kirkland regulations and to ensure that coordinated public services will be provided to residents. In April 2005, pursuant to RCW 35A.14, the proponents filed a petition for annexation to the City of Kirkland.

The unincorporated area proposed for annexation at this time, is included in the "Annexation Element" of the City of Kirkland Comprehensive Plan and is located within the Kirkland Potential Annexation Area. The unincorporated area is included in the "Urban Growth Boundary" of the City of Kirkland Comprehensive Plan.

The proposed annexation is consistent with the annexation criteria and related policies established in the approved Kirkland Comprehensive Plan. For example:

- Kirkland should consider requests for annexation of properties within the Potential Annexation Area
- Kirkland should consider requests for annexation of lands within the City's Planning Area.
- Annexation boundaries should be based upon logical boundaries and easily identifiable physical landmarks/features.

The City of Kirkland reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) and the King County Comprehensive Plan/Countywide Planning Policies. For example, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Further, the Morning Star Annexation is reported to be consistent with provisions of the Growth Management Act (e.g., RCW 36.70A.210.3.b.) and King County policies that call for contiguous orderly growth.

The City of Kirkland reports that the proposed annexation would be consistent with the following King County Comprehensive Plan/Countywide Planning Policies:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

CO-1: Jurisdictions shall identify and plan for providing a full range of urban services

CO-3 Service provision shall be coordinated to protect and preserve rural and urban lands

U-304 Jurisdictions shall provide for annexation of lands within the Urban Growth Area.

The City of Kirkland has established through its Comprehensive Plan and Development Regulations for governance of the Morning Star Area. To wit: the City has adopted plans for growth at urban densities and standards to guide new development on the Morning Star properties following annexation. More specifically, the City of Kirkland is prepared to provide development review to the annexation area based upon local, regional and state regulations.

The Morning Star Annexation Area (including the proposed land use designations and zoning designations) would also be consistent with Kirkland Comprehensive Plan policies for preserving sensitive areas – such as topographic features. The City of Kirkland is prepared to provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas. Permits for new development would be required to address sensitive areas (e.g., sloped terrain) in the Annexation Area.

Further, the proposed annexation is also reportedly consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation will reportedly:

- Preserve natural neighborhoods and communities by integrating the annexation area into the surrounding City thereby enabling and encouraging new development that is compatible with nearby land uses (Objective 1)
- Use physical boundaries (e.g., topographic features, access routes) as a basis for annexation boundaries, thereby integrating the annexation site into the surrounding City of Kirkland (Objective 2). In fact, the only access to the Morning Star community is provided by roadways within the existing City of Kirkland.
- Create reasonable boundaries which support/enhance provision of services (Objectives 3 and 4) which are coordinated, efficient, and economic.
- Annex lands that are urban in character (Objective 8). The Morning Star Annexation Area is currently described as urban in character because it is adjacent to urban communities and is developed with residential uses at urban levels of density. The site has been designated as Urban Area in the King County Comprehensive Plan to permit future urban densities.

The City of Kirkland can directly provide (or contract for) urban services to the area. For example, the City of Kirkland will provide police services, fire services, and emergency management services to the Morning Star Area properties. The City will also provide for storm water management, solid waste management, and other basic services. Northshore Utility District will continue to provide water and sewer services to the Morning Star properties. City facilities and recreation facilities would be available to the community. Children would attend schools in Lake Washington School District No. 414.

The City of Kirkland has conducted fiscal analyses related to the proposed Morning Star Annexation. The City will have sufficient funds to serve the area at present without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Kirkland Capital Investment Program.

The City of Kirkland supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Kirkland community.